

CITY OF FRANKLIN
PLAN COMMISSION MEETING*
FRANKLIN CITY HALL COUNCIL CHAMBERS
9229 W. LOOMIS ROAD, FRANKLIN, WISCONSIN
AGENDA
THURSDAY, OCTOBER 3, 2019, 7:00 P.M.

A. **Call to Order and Roll Call**

B. **Approval of Minutes**

1. Approval of regular meeting of September 19, 2019.

C. **Public Hearing Business Matters** (action may be taken on all matters following the respective Public Hearing thereon)

1. **FRANKLIN PUBLIC SCHOOL DISTRICT LAND ADDITION TO THE EXISTING FOREST PARK MIDDLE SCHOOL SITE FOR FUTURE DEVELOPMENT.** Comprehensive Master Plan Amendment and Rezoning applications by Franklin Public Schools (Ronald S. Pesche and Susan D. Pesche, property owners), to amend the Future Land Use Map designation for property located at 8429 and 8459 West Forest Hill Avenue (Luxembourg Gardens) from Residential Use and Areas of Natural Resource Features Use to Institutional Use and Areas of Natural Resource Features Use, and to rezone those parcels of land from R-6 Suburban Single-Family Residence District to I-1 Institutional District [existing structures on the land will be razed and potential future uses will generally consist of open space and community recreational use]; Tax Key Nos. 839-9990-000 and 839-9991-004. **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THE REZONING APPLICATION OF THIS MATTER.**
2. **BODNER PROPERTY MANAGEMENT, LLC MULTI-FAMILY RESIDENTIAL APARTMENT DEVELOPMENT.** Comprehensive Master Plan Amendment, Rezoning, Special Use and Site Plan applications by William Bodner, Managing Member of Bodner Property Management, LLC, for “Knollwood Legacy Apartments”, to:
Comprehensive Master Plan Amendment: amend the 2025 Future Land Use Map use designation for the subject property from Mixed Use to Residential – Multi-Family Use;
Rezoning: change the zoning of the subject property from R-3 Suburban/Estate Single-Family Residence District to R-8 Multiple-Family Residence District; **A PUBLIC HEARING IS SCHEDULED FOR THIS MEETING UPON THIS REZONING APPLICATION;**
Special Use (Option 2): allow for the construction of five 8-unit multi-family residential apartment buildings; **A PUBLIC HEARING IS SCHEDULED FOR**

THIS MEETING UPON THIS SPECIAL USE APPLICATION;

Site Plan: construct a multi-family residential apartment development (five 8-unit buildings for a total of 40-units, as well as associated parking, landscaping, lighting, dumpster enclosures, and storm water management facilities); the units have individual entries and are a mix of 2-bedroom units and 2-bedroom units with a den (square footage of individual units range from 1,280 square feet to 1,402 square feet); the site plan includes two ingress/egress locations from South Scepter Drive, onsite parking comprises of 2-car attached garages for each unit (80 parking spaces) plus 28 exterior surface parking spaces for a total of 108 parking spaces (parking will be available in front of each garage space), property generally located at South Scepter Drive and West Church Street, currently zoned R-3 Suburban/Estate Single-Family Residence District; Tax Key No. 795-9999-008. **PUBLIC HEARINGS ARE SCHEDULED FOR THIS MEETING UPON THE REZONING AND SPECIAL USE APPLICATIONS AS AFOREMENTIONED.**

D. **Business Matters** (no Public Hearing is required upon the following matters; action may be taken on all matters)

1. **None.**

E. **Adjournment**

*Supporting documentation and details of these agenda items are available at City hall during normal business hours.

**Notice is given that a majority of the Common Council may attend this meeting to gather information about an agenda item over which they have decision-making responsibility. This may constitute a meeting of the Common Council per *State ex rel. Badke v. Greendale Village Board*, even though the Common Council will not take formal action at this meeting.

[Note: Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information, contact the City Clerk's office at (414) 425-7500.]

REMINDERS:

Next Regular Plan Commission Meeting: October 17, 2019